

# CITY OF BEAVERTON

## PLANNING COMMISSION

### FINAL AGENDA - REVISED

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**MAY 2, 2001**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **WILLIAMS CPA AND REZONE AT 11035 SW CENTER STREET**

*(Continued from April 4, 2001)*

The following land use applications have been submitted for a Comprehensive Plan Map Amendment and Rezone for a parcel at 11035 SW Center Street. The development proposal is located on Tax Lot 2400 of Assessor's Map 1S1-10DC. The site is currently zoned Urban Standard Density (R-7) and is approximately 0.84 of an acre in size.

A. **CPA2000-0001: Comprehensive Plan Amendment (CPA)**

Request for a Comprehensive Plan Amendment (CPA) to change the City's existing Comprehensive Plan Map land use designation for the subject site from Urban Standard Residential Density to Urban Medium Residential Density. In taking action on the proposal, the Planning Commission shall base its decision on the approval criteria listed in Section 1.3.1 of the Comprehensive Plan.

B. **RZ2000-0004: Rezone (RZ)**

Request for a Rezone approval for a Rezone (RZ) to change the City's existing zoning map designation for the subject site from Urban Standard Density (R-7) to Urban Medium Density (R-2). The proposed zone change will increase the allowed density on the subject site from 7,000 square feet of net parcel area per dwelling unit to 2,000 square feet of net parcel area per dwelling unit. In taking action on the proposal, the Planning Commission shall base its decision on the approval criteria listed in Section 40.90.15.2.C. of the Development Code.

NEW BUSINESS

PUBLIC HEARING

1. **LANPHERE AUTO SALES AND SERVICE**

*(Request for continuance to June 6, 2001)*

The following land use application has been submitted for the remodel and expansion of an existing building for the development of an auto sales and service facility. The applicant proposes to increase the building by approximately 30,441 square feet. The proposal includes the addition of a parking lot and associated landscaping. The development proposal is located at 4000 SW Hocken Avenue and along the north side of the proposed Millikan Way extension; Washington County Assessor's Map 1S1-9DC on Tax Lot's 900, 1000, 1100, and 1200. The site is zoned General Commercial (GC) and is approximately 7.1 acres in size.

A. **CUP2000-0030: Conditional Use Permit**

Request for Planning Commission approval of a Conditional Use Permit (CUP) to allow a major automotive service use at this location. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C.

APPROVAL OF MINUTES FOR APRIL 4, 2001

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.